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1963-64

WATER RESOURCES
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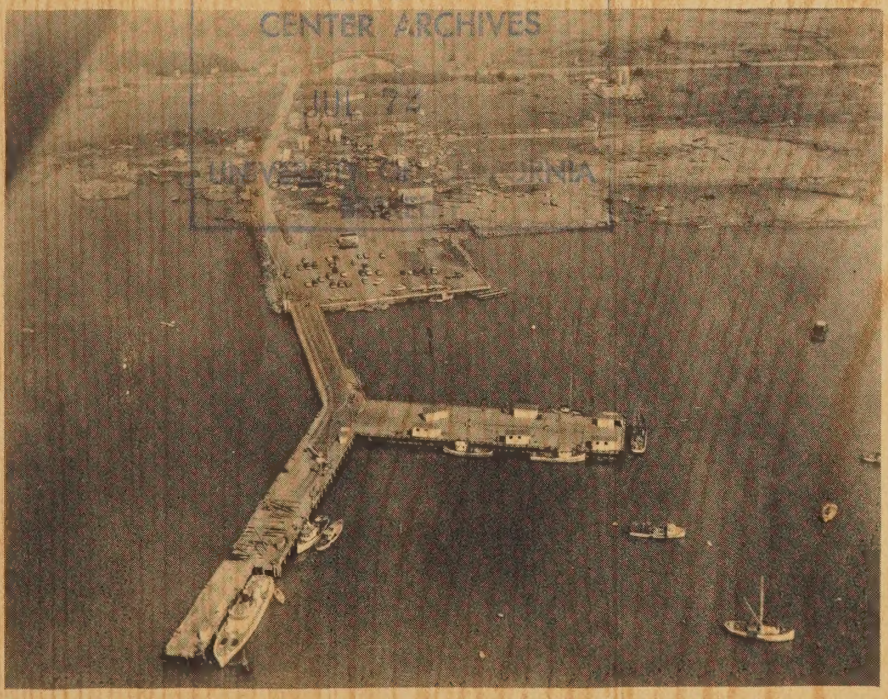

Del Norte County
Planning Commission

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Del Norte County
Planning Commission

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PLANNING COMMISSION

DEL NORTE COUNTY

Crescent City, California

J. R. HULBERT, JR.
CHAIRMAN
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
ALBERT WHEELON
CONSULTANT

October 1, 1964

Honorable Board of Supervisors
County of Del Norte
Courthouse
Crescent City, California

Gentlemen:

The Del Norte County Planning Commission takes pleasure in submitting, in accordance with the California State Planning Act, this annual report of activities for the fiscal year of 1963-64.

This year has been an active one with problems created by our tidal wave disaster and the increase in building activity. Several subdivisions have been processed and with the work accomplished toward adopting a General Plan and a revised zoning ordinance, the two meetings per month which were scheduled have proven inadequate to accomplish their purpose.

We hope to present the General Plan and zoning ordinance in final form, ready for public hearings, in the near future. These items were delayed because of the heavy work load encountered in other items.

The Commission is appreciative of the support and aid given by other departments of the County and the City of Crescent City, and we hereby express our thanks for the continued support of the Board of Supervisors.

Respectfully submitted,

J. R. HULBERT, JR., Chairman
Del Norte County Planning Commission

COUNTY OF DEL NORTE

1963-64

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BOARD OF SUPERVISORS

Harold Del Ponte, - Fifth District

Thomas F. McNamara, First District — Wallace V. Hight, Fourth District

Bernard McClendon, Second District — Andy L. Mellon, Third District

-o-

PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

John W. Short, Crescent City — S. Andrew McBeth, Klamath

Dr. W. C. Eichner, Crescent City — Everett K. Hursh, Smith River

Benny Beasley, Fort Dick — Supervisor Del Ponte, ex-officio

LaVerne Nelson, County Surveyor ex-officio — Joe Creisler, Sanitarian ex-officio

-o-

STAFF

LaVerne Nelson, Consultant — Dorothy Sinclair, Secretary

Cliff Niesen, Assistant — Wm. W. Speer, County Counsel

OFFICE

-o-

Room 18 Courthouse, 450 H Street, Crescent City INgersoll 4-2323

MEETINGS

-o-

Regular meetings are held at 8 p.m. on the first Wednesday and the third Tuesday evening of each month in Room 22, Courthouse, Crescent City

B U D G E T

	Expended 63-64	Allowed 64-65
SALARIES:		
Secretary	$ 600.00	$ 600.00
SERVICES & SUPPLIES:		
Communications	------	25.00
Office Expense	199.04	250.00
Professional & Specialized Services	2,730.63	3,000.00
Publications & Legal Notices	41.34	200.00
Transportation & Travel	1,395.96	1,800.00
TOTAL	4,966.97	5,875.00

GENERAL PLAN:

The second phase of our general plan development is semi completed. The Land Use Map, the Recreation Map, and the General Plan Map have all been completed by the firm of Wilsey Ham & Blair. The Preliminary General Plan and Recreational Development IPlan as completed by the firm, have been accepted after considerable time and effort being expended by the Planning Commission. These are now being studied prior to holding public hearings on the general plan.

The updating of the Zoning Ordinance now in its seventh draft has been revised extensively to be in keeping with the proposals of the general plan.

DISASTER:

The seismic wave created by the Good Friday earthquake in Alaska struck the Del Norte Coastline at midnight and continued to hammer the shoreline until 3:00 a.m.

During that time the high water reached a height of over 20 feet and since the ground level of down town Crescent City is only 16 feet, a considerable amount of damage was done by the force of the wave and the debris that was carried with it. The damage area extended from Battery Point on the west end of Crescent City to a point approximately 2 miles south of the City. The downtown area and the highway south of town were strewn with everything from boats to buildings which took in excess of two weeks to clean up. It was at least two months before the last of the condemned buildings were removed.

As a result, the Planning Commission was kept busy in advising displaced businesses on zoning regulations and use permits necessary in relocating businesses within the zoned areas of the county. Rezoning was instigated in both the Northcrest Area and the Elk Valley Zoning District to equalize the types of business in existence and those wishing to relocate in these areas. A portion of the Elk Valley Zoning District is being considered for annexation to the City to provide better sewage facilities.

BEACHES AND PARKS:

The seismic wave damage that was sustained by this County on Good Friday of 1964 played considerable havoc on our harbor and City beach facilities.

Citizens Dock which is one of the counties main sources of revenue in the way of fishing and lumber shipping suffered quite a setback as a result of the seismic wave. The entire approach portion of the dock was undermined to the extent that only foot traffic was allowed on the dock. This was limited to personnel having official business on the dock. Repairs to the dock cost $500,000. The small boat launching facility suffered loss of floating piers and piling which had to be repaired and replaced, and the beach project sponsored by the City of Crescent City had to be abandoned until such time as the heart of town was restored to some semblance of order. This project has now been given the go ahead signal.

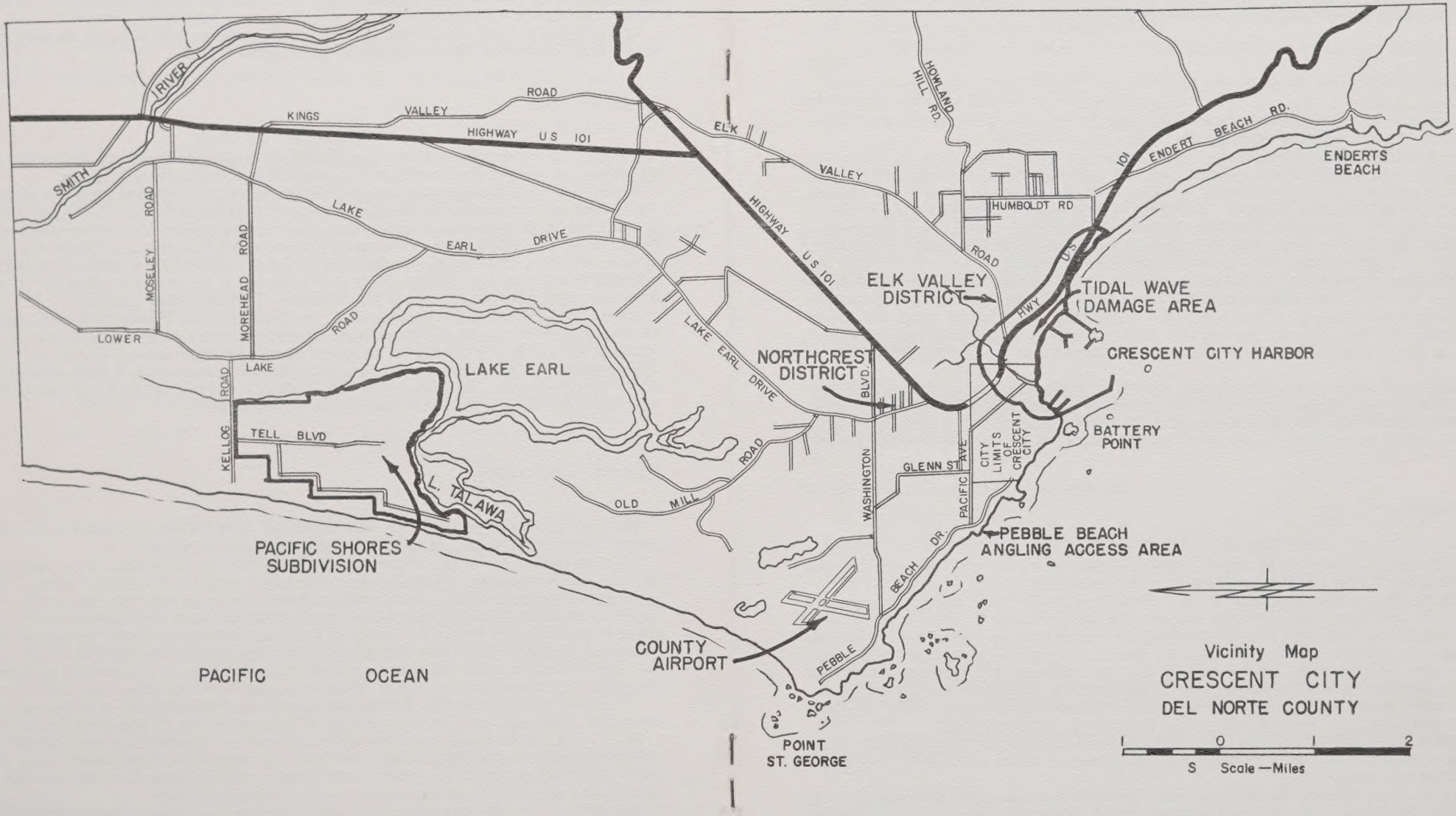
The City of Crescent City, having lost some eighty odd buildings is in the throes of a complete redevelopment project covering 23 square blocks of downtown Crescent City.

As a result of the wave, two miles of beach south of Crescent City were cleared of all debris and driftwood and for the first time in many years, Del Norte County has a smooth beach clear of driftwood. By grading and filling, a wide shoulder has been created along the highway and there is adequate parking space along the beach.

In addition to the disaster cleanup, two angling access areas have been completed by use of Wildlife Conservation Board funds.

The Pebble Beach Access Area provides a stairway down to a very popular fishing beach. This beach is also popular for beach parties, agates, and driftwood gathers. Two parking areas provide adequate parking for use of the public. A drinking fountain is also available adjacent to the Parking Area.

The Smith River Angling Access Area provides a boat launching ramp, parking for cars and trailers and rest rooms. This facility is on the Smith River at a very popular stretch of river for fishing and water skiing.


SMITH RIVER
KINGS VALLEY ROAD
HIGHWAY U S 101
MOSELEY ROAD
MOREHEAD ROAD
LAKE EARL DRIVE
LOWER LAKE ROAD
KELLOG ROAD
TELL BLVD
LAKE EARL
L. TALAWA
PACIFIC SHORES SUBDIVISION
OLD MILL ROAD
LAKE EARL DRIVE
HIGHWAY U S 101
ELK VALLEY ROAD
HOWLAND HILL RD.
HUMBOLDT RD
ELK VALLEY DISTRICT
NORTHCREST DISTRICT
BLVD.
WASHINGTON
GLENN ST
PACIFIC AVE
CITY LIMITS OF CRESCENT CITY
BATTERY POINT
CRESCENT CITY HARBOR
TIDAL WAVE DAMAGE AREA
HWY 101
ENDERT BEACH RD.
ENDERTS BEACH
PEBBLE BEACH DR.
PEBBLE BEACH ANGLING ACCESS AREA
COUNTY AIRPORT
PACIFIC OCEAN
POINT ST. GEORGE
Vicinity Map
CRESCENT CITY
DEL NORTE COUNTY
1 0 1 2
Scale — Miles

At the recommendations of the Planning Commission, the County of Del Norte is in the process of acquiring a 168 acre parcel of beach frontage from the Department of Interior Bureau of Land Management which will provide a potential park area having a beach frontage of one mile.

Del Norte County was included this year in a study for a location for a Coastal Redwoods National Park. The Planning Commission in September of 1963 entertained a verbal report on the project from Mr. Paul Fritz of the National Park Service. A written report will be presented to the County when the study is completed.

ROADS

Three road projects were reviewed during the year, the first being the rerouting of Highway 199 from its junction with Highway 101 to the town of Gasquet.

This is a State Highway project that provides a four lane expressway along the Smith River. In parts the proposed route showed 2-2 lane one way roads along opposite banks of the river. The main subject of controversy, however, was the routing of the highway through or around the State IPark at Hiouchi. The Planning Commission went on record as favoring the more northerly route which bypassed the major redwood groves, which was subsequently adopted. This route places the road along the hill above Hiouchi and through traffic will bypass both the state park and the community of Hiouchi.

The other state highway project that was reviewed was a rerouting of the highway through the City of Crescent City which would place the new highway adjacent to the city and bypass the city approximately 1/2 mile east of the city limits. The highway would then cross the existing highway north of Crescent City in the vicinity of Washington Boulevard and parallel to the existing highway approximately 1500 feet north to the junction with Highway 199.

The third road project considered by the Planning Commission was an access road into Klamath Glen to receive traffic through the McBeth Acres Subdivision and to relieve traffic at a bad corner in the existing access road to the fishing resorts in the glen area. This project is still in the planning stage and a definite route has not been established as yet.

SUBDIVISIONS:

Much of this year was spent on the processing of Subdivisions with the approval of 4 tentative maps and 3 final maps for sub-divisions in the county.

The Pacific Shores Subdivision, by far the largest developed in the county in recent years consists of 1687 lots, each of which is approximately 1/2 acre in size. The final map of this subdivision was approved by the Planning Commission on September 3, 1963 and roadwork was started in the subdivision as soon as the weather permitted. The major streets have had the base rock installed and the roadwork is progressing very well.

This subdivision is a recreational type subdivision and has provisions for duck hunting and ocean beach access, together with lake frontage on Lake Earl. A ten acre site has been provided for a lower grade school adjacent to the subdivision.

Two other subdivisions receiving final approval are located in the Terwer Valley Area. One was a resubdivision of a portion of 6 lots in McBeth Acres Subdivision into 8 lots and a cul de sac access road.

The other, Fort Terwer Subdivision, was a subdivision creating 9 blocks and a total of 143 lots, 29 of which have access to McBeth Field, the local airport. This subdivision also borders on the Klamath River and is designed for residential or recreation use.

Aside from the tentative maps on Fort Terwer Subdivision, 3 tentative maps were processed. One for Redwood Knolls, a large subdivision on hills overlooking the coastal plain, and two for small subdivisions one located at the airport at Gasquet and the other at the mouth of the South Fork of the Smith River at Hiouchi.

An addition to the Pacific Shores Subdivision comprising 197 lots was processed and rejected because of low ground and flooding conditions.

ZONING:

Several applications for zoning were processed resulting in the rezoning of several areas within the zoning district.

1. A portion of Maxwell Subdivision zoned R-1 was rezoned to P-C to permit construction of a multiple unit condminium.
2. A portion of Old Mill Road was proposed for rezoning but was deferred to await the application of the New Zoning Ordinance.
3. The Northcrest Area zoned C-1 was rezoned to C-2 to fit existing business in the area.

Other areas under consideration for Rezoning are in the Roosevelt Tract adjacent to Northcrest Area and Elk Valley Zoning District.

UPDATING ZONING ORDINANCE:

The revised zoning ordinance as presented by Wilsey Ham & Blair is being reviewed prior to holding public hearings and when adopted, the ordinance will instigate several changes in the zoned areas. The new ordinance provides zones not now in effect such as Residential Agriculture (R-A), Residential Highway (R-H). Research and Development (R-D), and Commercial 3 (C-3). These zones will have to be integrated into the existing zoned areas and existing zoning maps will have to reflect the changes.

STREET NAME CHANGES

Street names for the Old 101 Highway through the Smith River Area were approved as; First Street through town, Sarina Road from First Street to new 101 and Ocean View Drive north of Highway 101.

STREET AND ALLEY ABANDONMENTS:

There was only one alley abandonment applied for and approved.

MISCELLANEOUS:

Lodge Hall

An application for a use permit to establish a Lodge Hall for IOOF in an R-1 Zone was denied on recommendation of the County Counsel.

Rest Home

A use permit was issued to the Casa Manana Rest Home for an addition to the exising building.

TRAILERS IN R-1 Zone:

Since the grace period for trailers in R-1 Zones has expired, the matter of use permits for trailers was discussed and a set of regulations governing use permits was adopted. Only those trailers whose removal from a lot will create extreme hardship on the residents will be considered for time extensions not exceeding one year. Trailers must in these cases be maintained in a manner acceptable to the Planning Commission. Trailer use permits are not transferrable with the sale of a trailer.

IN CONCLUSION:

With the number of new subdivisions being developed, the flood of Crescent City, the termination of the R-1 trailer occupancy and rezoning as a result, the Del Norte County Planning Commission has had a very busy year. Meetings were held twice a month instead of the usual once a month and a great deal has been accomplished in addition to that which appears on the surface.

PLANS FOR 1964-1965:

1. Adoption of General Plan.
2. Adoption of Zoning Ordinance.
3. Rezoning for New Ordinance.
4. Continue development of specific Recreation areas, in accordance with general plan.
5. Continue study of a capital improvement program.
6. Continue cooperation with the City, other County Departments and other Planning Agencies.

S U M M A R Y

REGULAR MEETINGS HELD	22
PUBLIC HEARING HELD	9
DISTRICTS REZONED	2
VARIANCES - Recommended for approval	3
USE PERMITS - Approved	8
- Withdrawn	1
BUILDING PLANS APPROVED	1
BUILDING PERMITS - Check for zoning regulations	419
SUBDIVISIONS - Tentative Maps	5
- Final Maps	2
STREET NAME CHANGES - Approved	1
ABANDONMENTS (alleys, streets)-- Requests recommended for approval	2

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